182.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	719,700 / 719,700
					USE VALUE:	719,700 / 719,700
					ASSESSED:	719,700 / 719,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		STANDISH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BILOZUR STEPHEN J
Owner 2:	
Owner 3:	
Street 1:	34 STANDISH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BILOZUR RUTH F -
Owner 2:	-
Street 1:	34 STANDISH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,568 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Wood Shingle Exterior and 1260 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6568.000	287,800		431,900	719,700
Total Card	0.151	287,800		431,900	719,700
Total Parcel	0.151	287,800		431,900	719,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 571.19 | /Parcel: 571.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 123360
GIS Ref
GIS Ref
Insp Date 10/25/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 182.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	287,800	0	6,568.	431,900	719,700	719,700	Year End Roll	12/18/2019
2019	101	FV	243,500	0	6,568.	431,900	675,400	675,400	Year End Roll	1/3/2019
2018	101	FV	243,500	0	6,568.	364,100	607,600	607,600	Year End Roll	12/20/2017
2017	101	FV	243,500	0	6,568.	333,200	576,700	576,700	Year End Roll	1/3/2017
2016	101	FV	243,500	0	6,568.	283,800	527,300	527,300	Year End	1/4/2016
2015	101	FV	145,400	0	6,568.	246,800	392,200	392,200	Year End Roll	12/11/2014
2014	101	FV	145,400	0	6,568.	228,300	373,700	373,700	Year End Roll	12/16/2013
2013	101	FV	145,400	0	6,568.	217,200	362,600	362,600		12/13/2012

!14266!

PRINT

Date	Time
12/11/20	04:07:54

LAST REV

Date	Time
09/01/15	15:20:32

philc

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14266

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BILOZUR RUTH F,	57365-496		8/30/2011	Convenience	1	No	No		Ruth F Bilozur dod 7/21/2013
	9930-216		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	123360
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2013	874	Addition	90,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2014	Meas/Inspect	PC	PHIL C
5/1/2014	External Ins	PC	PHIL C
7/11/2013	Info Fm Prmt	EMK	Ellen K
10/17/2008	Measured	197	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	163	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6568		Sq. Ft.	Site		0	70.	0.94	7									431,926						431,900	

Total AC/HA: 0.15078 | Total SF/SM: 6568 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 431,926 | Spl Credit | Total: 431,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LIGHT BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	301642
Depreciation:	13876
Depreciated Total:	287766

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

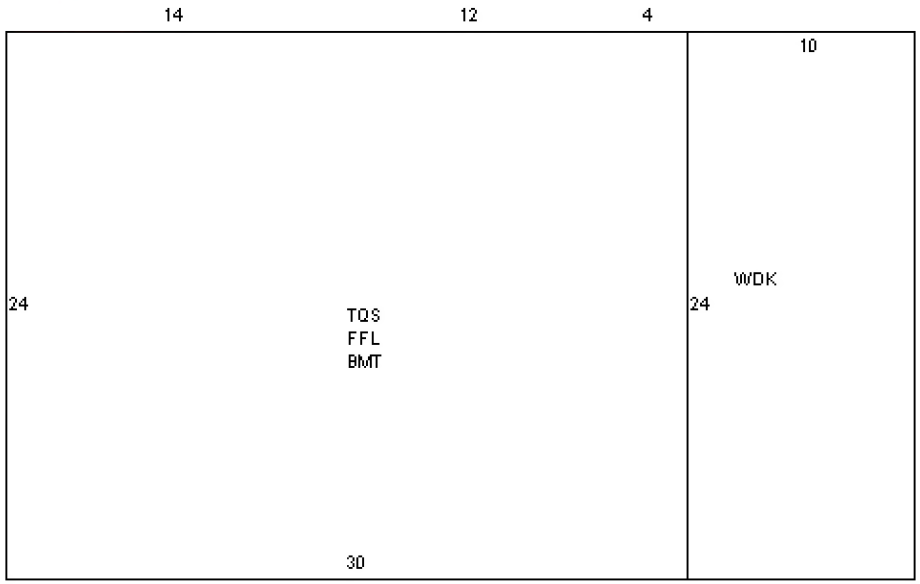
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	129.64
Final Total:	287800	Val/Su SzAd	228.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	42.520	30,615
FFL	First Floor	720	141.740	102,050
TQS	3/4 Story	540	141.740	76,537
WDK	Deck	240	10.170	2,440
	Net Sketched Area:	2,220	Total:	211,642
Size Ad	1260	Gross Are	2400	FinArea 1260

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

182.0-0006-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: